

## 2021 Napa County Income Limits and Affordable Purchase Price: Inclusionary Ownership Units

### ANNUAL INCOME LIMITS:

	Very Low	Low	Median	Moderate
Persons Per Household	<b>50%</b> Median Income	<b>80%</b> Median Income	<b>100%</b> Median Income	<b>120%</b> Median Income
1	39,800	63,050	76,450	91,750
2	45,500	72,050	87,350	104,850
3	51,200	81,050	98,300	117,950
4	56,850	90,050	109,200	131,050
5	61,400	97,300	117,950	141,550
6	65,950	104,500	126,650	152,000
7	70,500	111,700	135,400	162,500
8	75,050	118,900	144,150	173,000

Source: U.S. Department of Housing and Urban Development  
and State Housing and Community Development

Effective: 4/7/2021  
Effective: 4/26/2021

### AFFORDABLE PURCHASE PRICE

(Based upon total monthly payment of 30% of gross monthly income)\*

Number Of Bedrooms**	<b>50%</b> Median Income	<b>80%</b> Median Income	<b>100%</b> Median Income	<b>120%</b> Median Income
1	167,202	264,766	320,990	385,300
2	188,148	297,839	361,230	433,440
3	208,210	330,912	401,285	481,580
4	225,630	357,554	433,440	520,165
5	242,350	384,012	465,410	558,565

\*Calculations based upon 20.0% of gross income towards principal and interest payment and 5% of the sales price as down payment to maintain payments at or below 30% of the purchaser's gross monthly income. Property taxes are calculated at 1.25% of the purchase price, private mortgage insurance is calculated at .75% of the purchase price, and insurance at .30% of the purchase price. Assumed mortgage interest rate at 4.00% and a term of 30 years.

NOTE: if the dwelling to be purchased requires an HOA payment, affordable purchase price must be adjusted in order to maintain payments at or below 30% of the purchaser's gross income.

#### \*\* Presumed Occupancy Levels:

Two Persons	1 Bedroom
Three Persons	2 Bedroom
Four Persons	3 Bedroom
Five Persons	4 Bedroom
Six Persons	5 Bedroom

